

# Monthly Indicators



## July 2016

Even as prices rise in many communities, homes are selling faster now than they have in the past several years. This creates a situation where buyers need to move fast in order to secure homes, and they may have to pay more for them. While increasing prices generally coax more selling activity, there has been some hesitancy among potential sellers who worry that they will not be able to buy a desirable and reasonably priced home once they sell.

New Listings were down 3.5 percent to 1,505. Pending Sales decreased 57.6 percent to 458. Inventory grew 4.6 percent to 5,038 units.

Prices moved higher as Median Sales Price was up 1.8 percent to \$179,996. Days on Market decreased 16.9 percent to 54 days. Months Supply of Inventory was up 6.0 percent to 5.3 months, indicating that supply increased relative to demand.

Low housing supply has already prevented an outright national boon in sales activity, despite a continuation of near record-low mortgage rates and an unemployment rate under 5.0 percent deep into 2016. The issue is not purchasing power. Many areas are falling behind last year's closed sales totals simply because of lack of available inventory. As this continues, higher prices may put a deeper squeeze on the current buyer pool.

## Quick Facts

- 1.7%	+ 1.8%	+ 6.0%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Greater Greenville Association of REALTORS®. Percent changes are calculated using rounded figures.

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# Market Overview

Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars			07-2015	07-2016	Percent Change	YTD 2015	YTD 2016	Percent Change
	07-2014	07-2015	07-2016						
New Listings				1,560	<b>1,505</b>	- 3.5%	10,306	<b>10,503</b>	+ 1.9%
Pending Sales				1,080	<b>458</b>	- 57.6%	7,468	<b>7,051</b>	- 5.6%
Closed Sales				1,191	<b>1,171</b>	- 1.7%	6,837	<b>7,305</b>	+ 6.8%
Days on Market				65	<b>54</b>	- 16.9%	77	<b>65</b>	- 15.6%
Median Sales Price				\$176,900	<b>\$179,996</b>	+ 1.8%	\$170,000	<b>\$177,000</b>	+ 4.1%
Average Sales Price				\$209,916	<b>\$215,327</b>	+ 2.6%	\$201,518	<b>\$207,616</b>	+ 3.0%
Pct. of List Price Received				96.8%	<b>97.8%</b>	+ 1.0%	97.0%	<b>97.4%</b>	+ 0.4%
Housing Affordability Index				137	<b>140</b>	+ 2.2%	142	<b>142</b>	0.0%
Inventory of Homes for Sale				4,816	<b>5,038</b>	+ 4.6%	--	<b>--</b>	--
Months Supply of Inventory				5.0	<b>5.3</b>	+ 6.0%	--	<b>--</b>	--

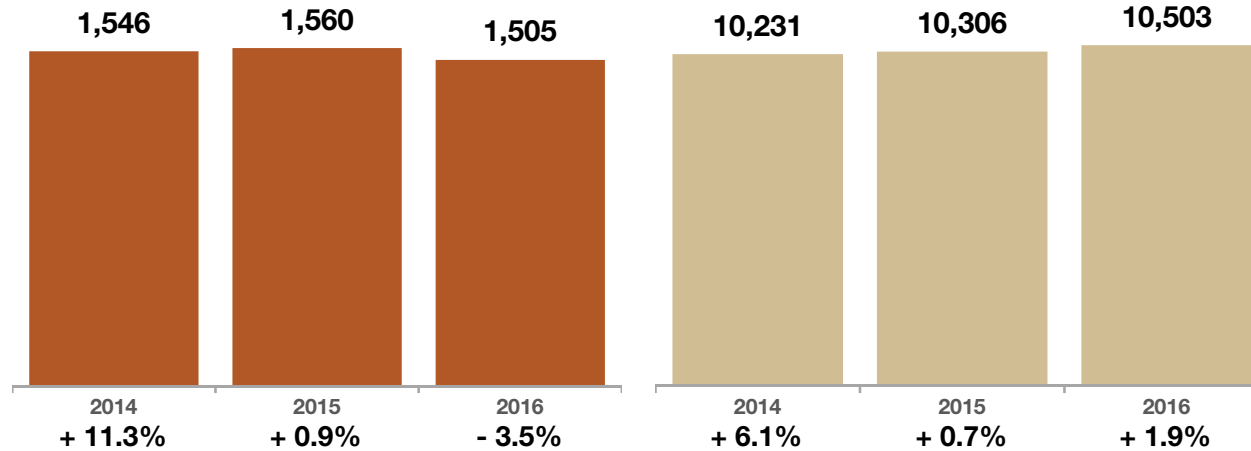
# New Listings

A count of the properties that have been newly listed on the market in a given month.



## July

## Year to Date



New Listings		Prior Year	Percent Change
August 2015	1,460	1,414	+3.3%
September 2015	1,290	1,314	-1.8%
October 2015	1,162	1,325	-12.3%
November 2015	1,055	972	+8.5%
December 2015	854	773	+10.5%
January 2016	1,093	1,228	-11.0%
February 2016	1,330	1,220	+9.0%
March 2016	1,696	1,515	+11.9%
April 2016	1,707	1,703	+0.2%
May 2016	1,597	1,586	+0.7%
June 2016	1,575	1,494	+5.4%
<b>July 2016</b>	<b>1,505</b>	<b>1,560</b>	<b>-3.5%</b>
12-Month Avg	1,360	1,342	+1.4%

## Historical New Listings by Month



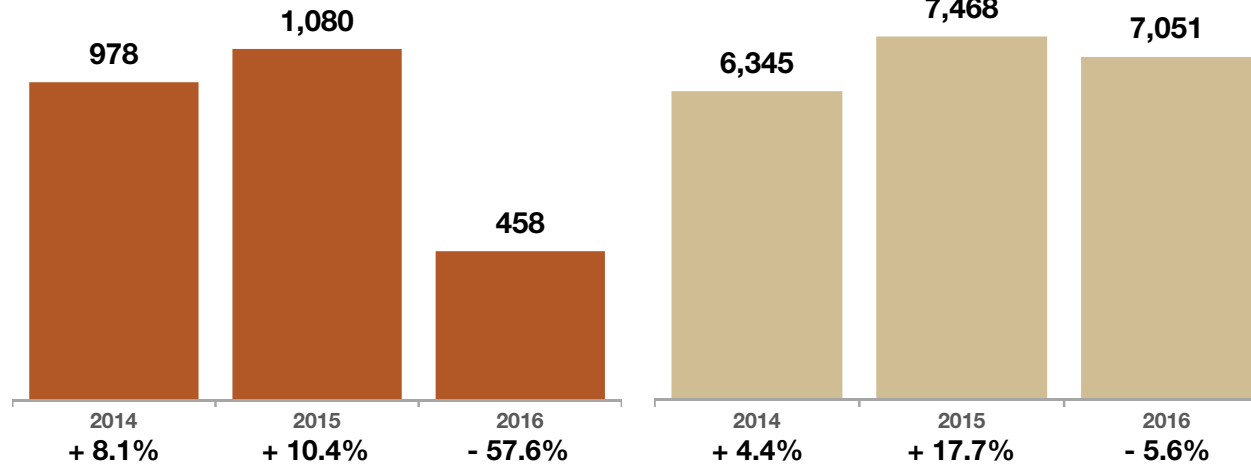
# Pending Sales

A count of the properties on which offers have been accepted in a given month.



## July

## Year to Date



Pending Sales		Prior Year	Percent Change
August 2015	1,059	1,010	+4.9%
September 2015	906	865	+4.7%
October 2015	896	849	+5.5%
November 2015	806	709	+13.7%
December 2015	658	615	+7.0%
January 2016	875	917	-4.6%
February 2016	1,050	911	+15.3%
March 2016	1,229	1,122	+9.5%
April 2016	1,273	1,228	+3.7%
May 2016	1,169	1,102	+6.1%
June 2016	997	1,108	-10.0%
<b>July 2016</b>	<b>458</b>	<b>1,080</b>	<b>-57.6%</b>
12-Month Avg	948	960	-1.2%

## Historical Pending Sales by Month

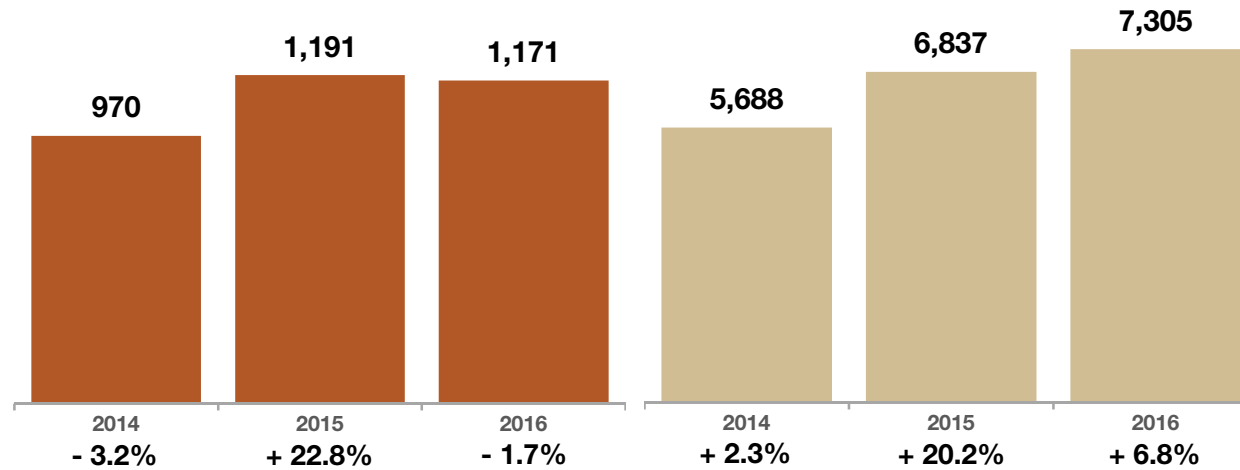


# Closed Sales

A count of the actual sales that closed in a given month.

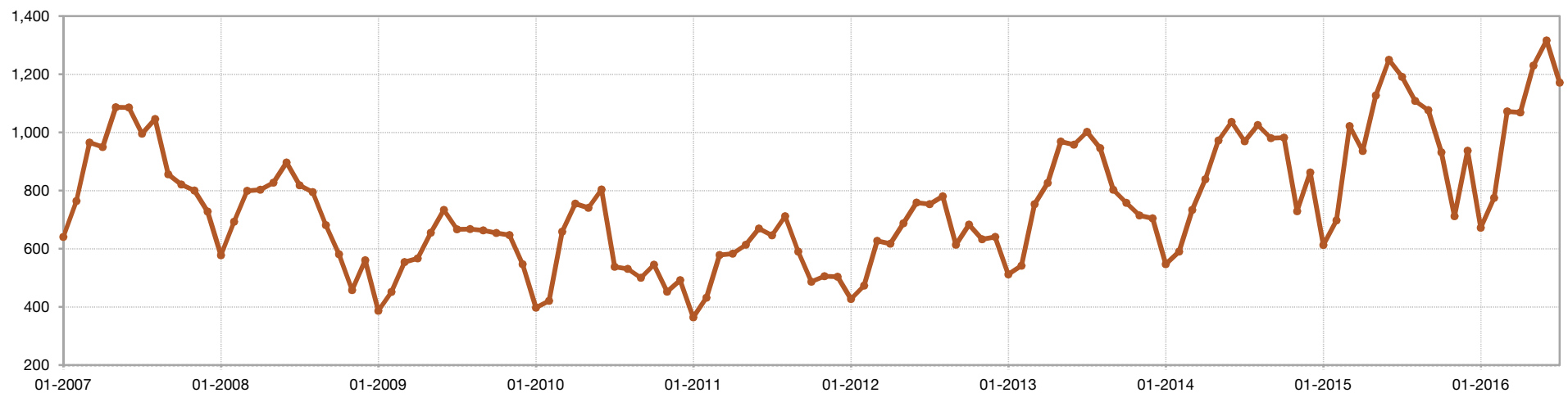


## July



Closed Sales		Prior Year	Percent Change
August 2015	1,108	1,025	+8.1%
September 2015	1,077	980	+9.9%
October 2015	932	982	-5.1%
November 2015	712	729	-2.3%
December 2015	937	862	+8.7%
January 2016	672	613	+9.6%
February 2016	775	698	+11.0%
March 2016	1,072	1,022	+4.9%
April 2016	1,069	936	+14.2%
May 2016	1,230	1,127	+9.1%
June 2016	1,316	1,250	+5.3%
<b>July 2016</b>	<b>1,171</b>	<b>1,191</b>	<b>-1.7%</b>
12-Month Avg	1,006	951	+5.7%

## Historical Closed Sales by Month

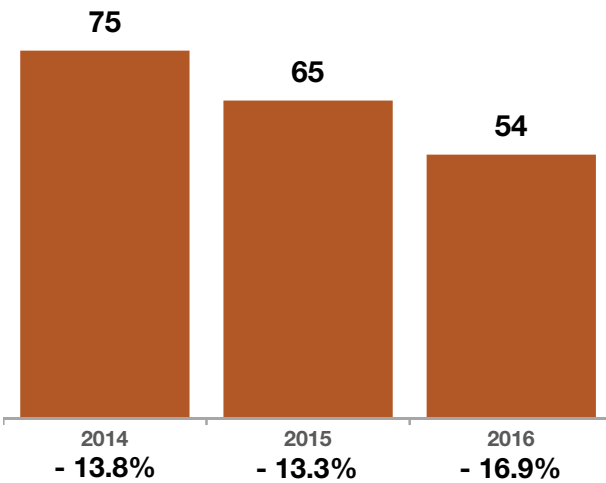


# Days on Market Until Sale

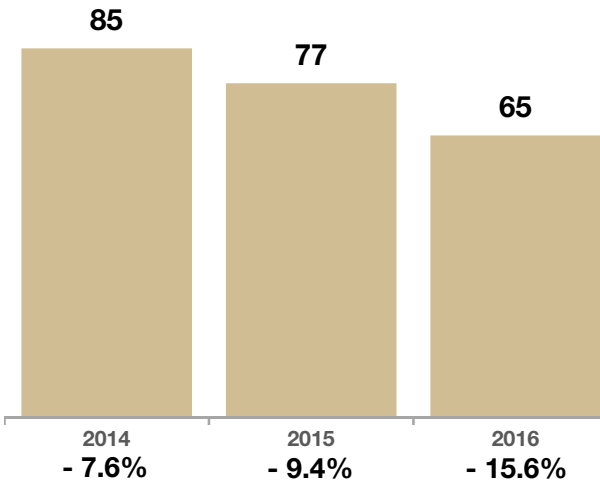
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



## Year to Date



Days on Market		Prior Year	Percent Change
August 2015	68	75	-9.3%
September 2015	69	72	-4.2%
October 2015	63	78	-19.2%
November 2015	72	85	-15.3%
December 2015	75	81	-7.4%
January 2016	76	97	-21.6%
February 2016	73	88	-17.0%
March 2016	78	88	-11.4%
April 2016	68	77	-11.7%
May 2016	60	74	-18.9%
June 2016	58	68	-14.7%
<b>July 2016</b>	<b>54</b>	<b>65</b>	<b>-16.9%</b>
12-Month Avg*	67	77	-13.0%

\* Average Days on Market of all properties from August 2015 through July 2016. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



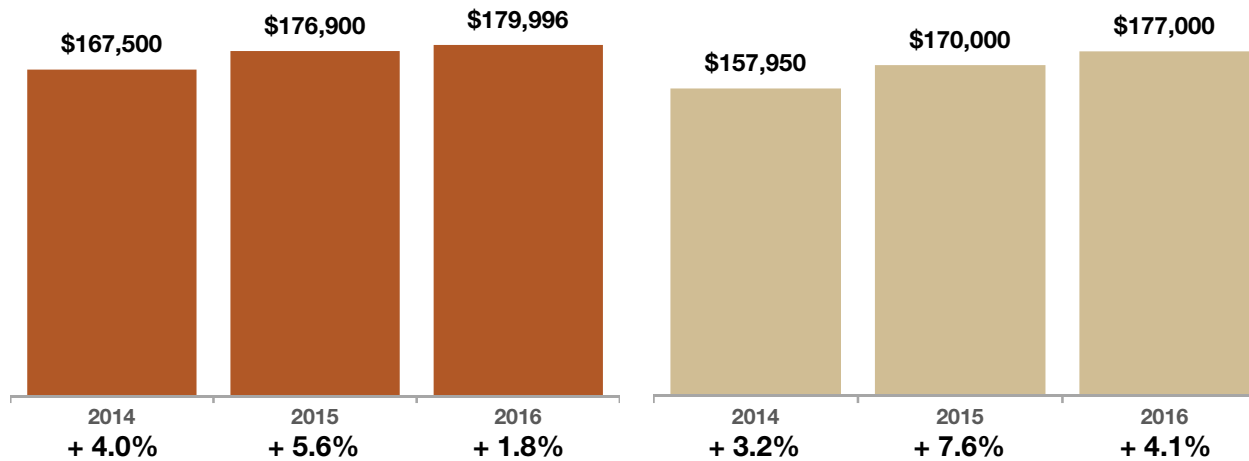
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July

## Year to Date



Median Sales Price	Prior Year	Percent Change
August 2015	\$169,000	\$163,000 +3.7%
September 2015	\$170,000	\$163,000 +4.3%
October 2015	\$167,600	\$161,950 +3.5%
November 2015	\$174,000	\$163,054 +6.7%
December 2015	\$166,000	\$160,450 +3.5%
January 2016	\$166,990	\$160,021 +4.4%
February 2016	\$165,500	\$160,000 +3.4%
March 2016	\$170,900	\$162,625 +5.1%
April 2016	\$170,995	\$165,000 +3.6%
May 2016	\$186,519	\$170,750 +9.2%
June 2016	\$189,945	\$178,900 +6.2%
<b>July 2016</b>	<b>\$179,996</b>	<b>\$176,900 +1.8%</b>
12-Month Med*	\$174,000	\$167,000 +4.2%

\* Median Sales Price of all properties from August 2015 through July 2016. This is not the median of the individual figures above.

## Historical Median Sales Price by Month



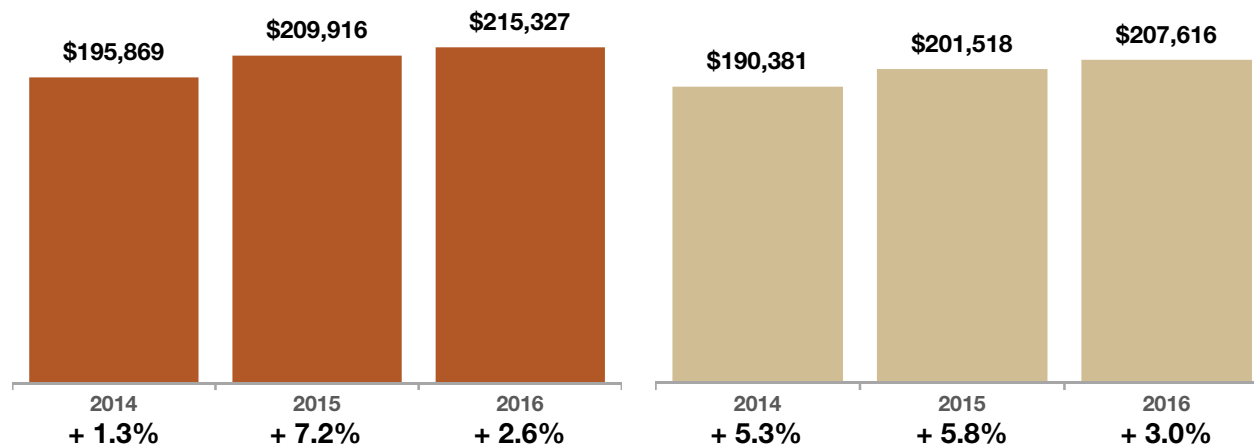
# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July

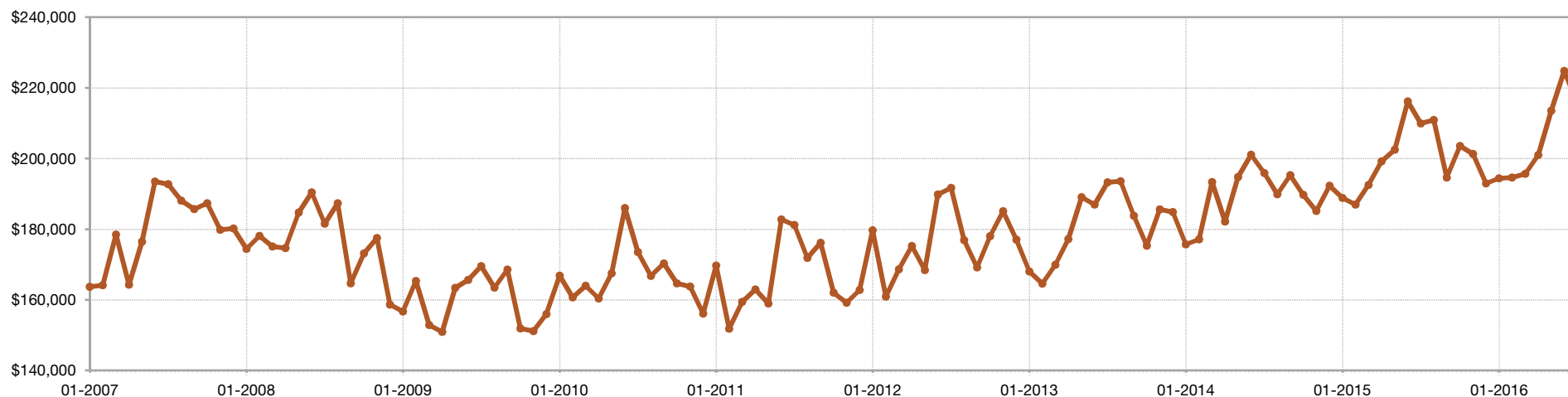
## Year to Date



Avg. Sales Price	Prior Year	Percent Change
August 2015	\$210,853	\$189,862 +11.1%
September 2015	\$194,622	\$195,273 -0.3%
October 2015	\$203,549	\$189,715 +7.3%
November 2015	\$201,275	\$185,120 +8.7%
December 2015	\$192,962	\$192,283 +0.4%
January 2016	\$194,362	\$188,815 +2.9%
February 2016	\$194,631	\$186,965 +4.1%
March 2016	\$195,659	\$192,519 +1.6%
April 2016	\$200,953	\$199,156 +0.9%
May 2016	\$213,535	\$202,455 +5.5%
June 2016	\$224,776	\$216,110 +4.0%
<b>July 2016</b>	<b>\$215,327</b>	<b>\$209,916 +2.6%</b>
12-Month Avg*	\$203,542	\$195,682 +4.0%

\* Avg. Sales Price of all properties from August 2015 through July 2016. This is not the average of the individual figures above.

## Historical Average Sales Price by Month





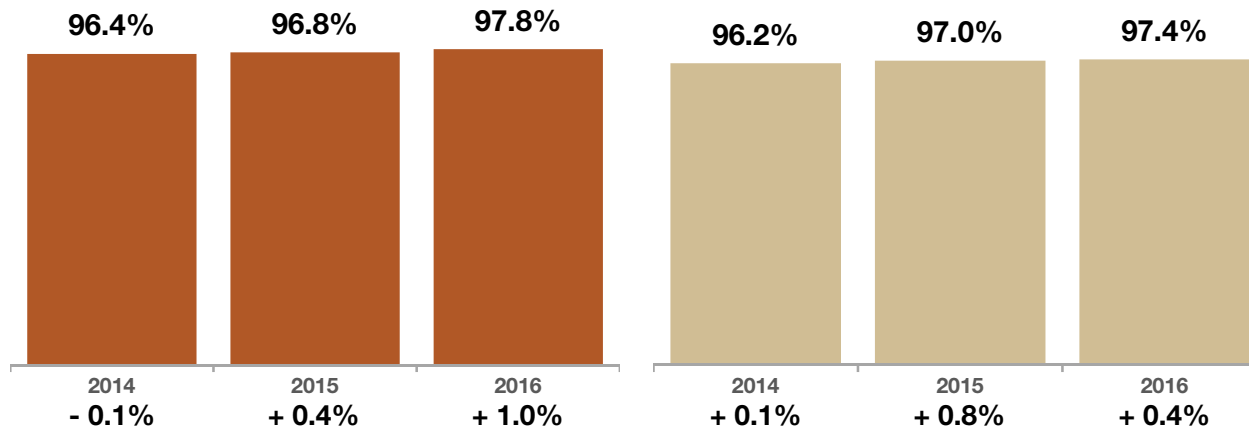
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## July

## Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
August 2015	97.1%	96.7%	+0.4%
September 2015	97.0%	96.2%	+0.8%
October 2015	97.2%	96.2%	+1.0%
November 2015	96.5%	96.0%	+0.5%
December 2015	97.1%	96.2%	+0.9%
January 2016	96.2%	96.3%	-0.1%
February 2016	97.1%	96.4%	+0.7%
March 2016	97.3%	96.9%	+0.4%
April 2016	97.5%	97.4%	+0.1%
May 2016	97.6%	97.2%	+0.4%
June 2016	97.7%	97.4%	+0.3%
<b>July 2016</b>	<b>97.8%</b>	<b>96.8%</b>	<b>+1.0%</b>
12-Month Avg*	97.3%	96.7%	+0.6%

\* Average Pct. of List Price Received for all properties from August 2015 through July 2016. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



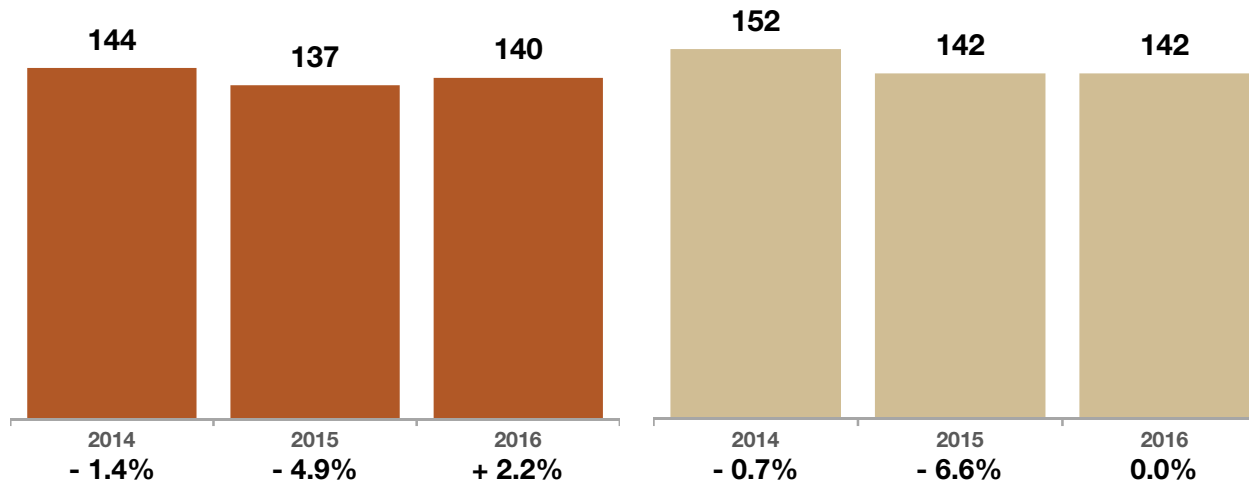
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



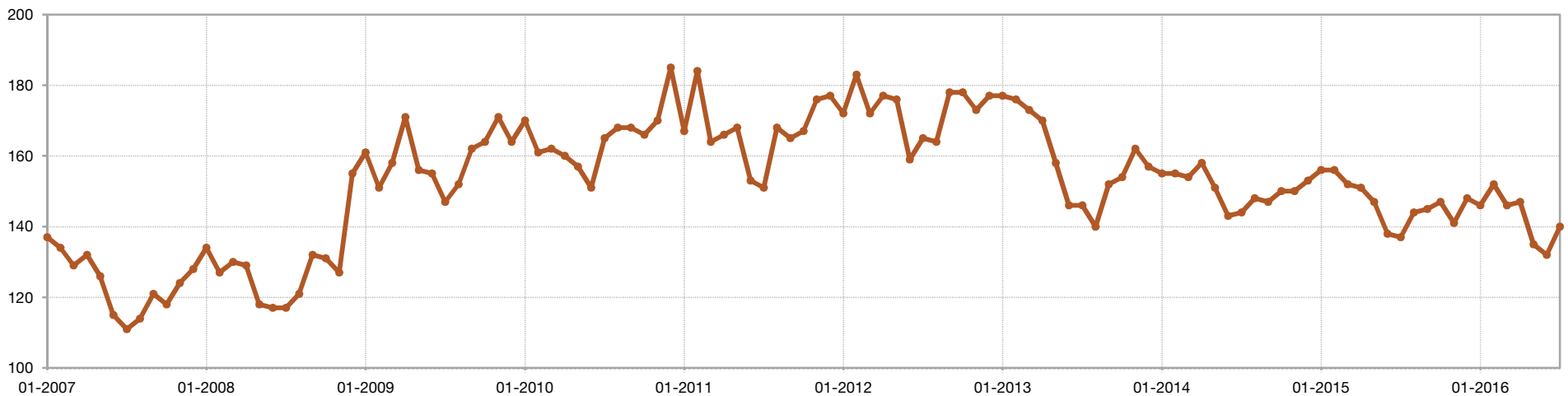
## July

## Year to Date



Affordability Index		Prior Year	Percent Change
August 2015	144	148	-2.7%
September 2015	145	147	-1.4%
October 2015	147	150	-2.0%
November 2015	141	150	-6.0%
December 2015	148	153	-3.3%
January 2016	146	156	-6.4%
February 2016	152	156	-2.6%
March 2016	146	152	-3.9%
April 2016	147	151	-2.6%
May 2016	135	147	-8.2%
June 2016	132	138	-4.3%
July 2016	140	137	+2.2%
12-Month Avg	144	149	-3.5%

## Historical Housing Affordability Index by Month

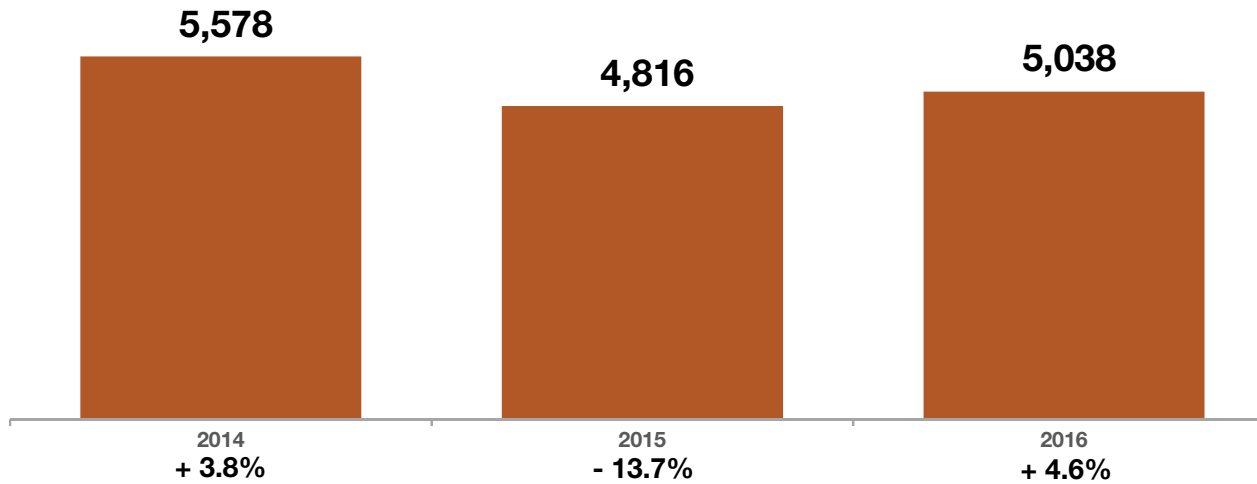


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



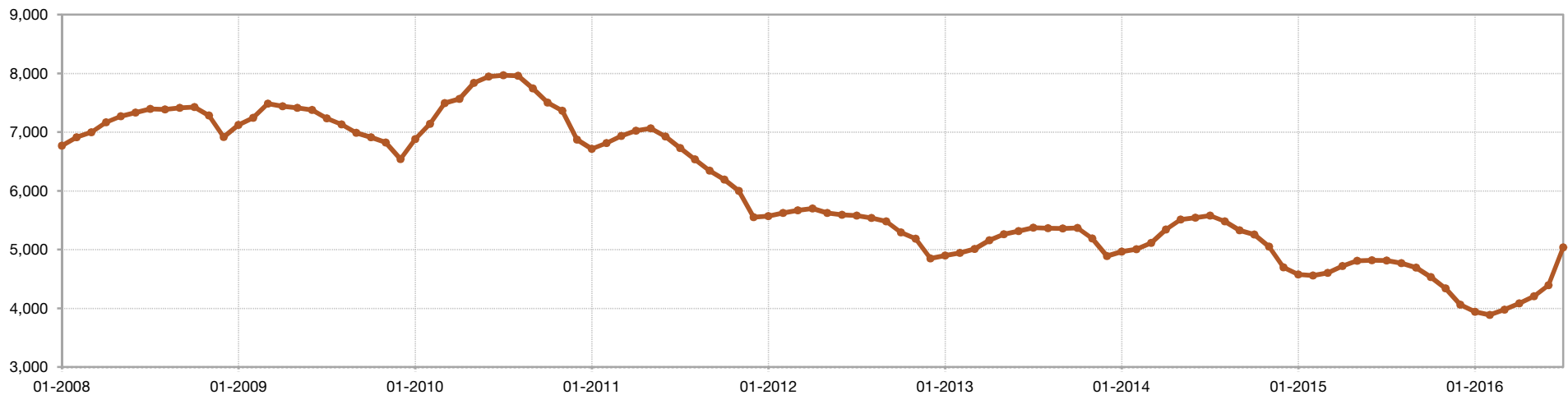
## July



Homes for Sale		Prior Year	Percent Change
August 2015	4,767	5,480	-13.0%
September 2015	4,691	5,330	-12.0%
October 2015	4,533	5,255	-13.7%
November 2015	4,338	5,051	-14.1%
December 2015	4,064	4,696	-13.5%
January 2016	3,941	4,578	-13.9%
February 2016	3,887	4,560	-14.8%
March 2016	3,977	4,605	-13.6%
April 2016	4,085	4,718	-13.4%
May 2016	4,205	4,809	-12.6%
June 2016	4,393	4,818	-8.8%
<b>July 2016</b>	<b>5,038</b>	<b>4,816</b>	<b>+4.6%</b>
12-Month Avg*	4,327	4,817	-10.2%

\* Homes for Sale for all properties from August 2015 through July 2016. This is not the average of the individual figures above.

## Historical Inventory of Homes for Sale by Month

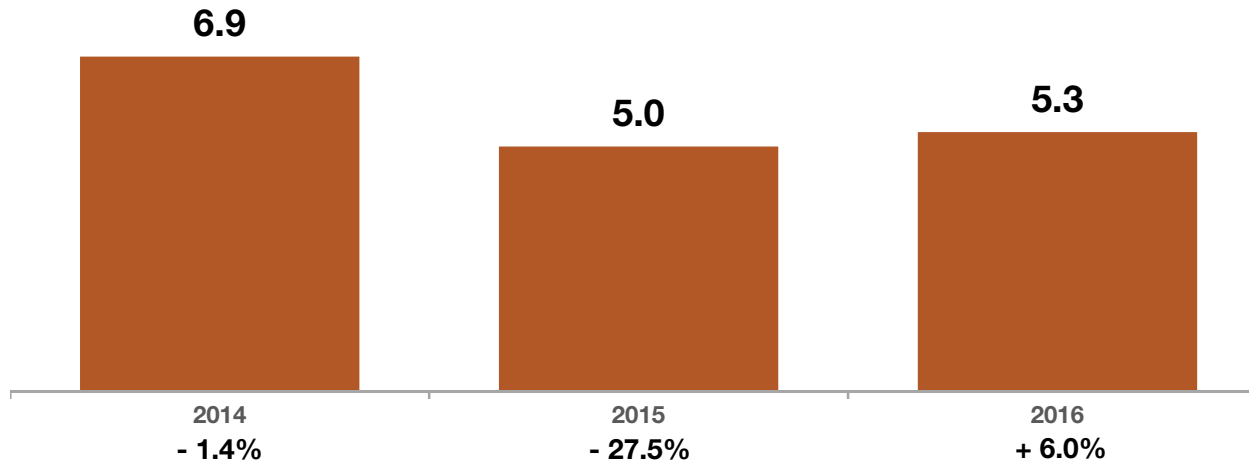


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



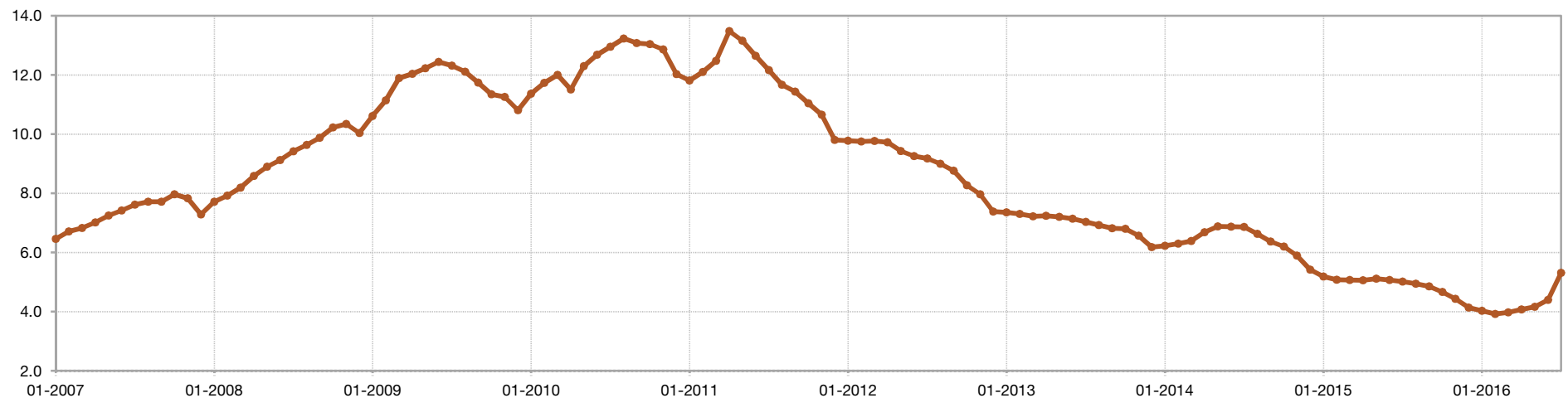
## July



Months Supply		Prior Year	Percent Change
August 2015	4.9	6.6	-25.8%
September 2015	4.9	6.4	-23.4%
October 2015	4.7	6.2	-24.2%
November 2015	4.4	5.9	-25.4%
December 2015	4.1	5.4	-24.1%
January 2016	4.0	5.2	-23.1%
February 2016	3.9	5.1	-23.5%
March 2016	4.0	5.1	-21.6%
April 2016	4.1	5.1	-19.6%
May 2016	4.2	5.1	-17.6%
June 2016	4.4	5.1	-13.7%
<b>July 2016</b>	<b>5.3</b>	<b>5.0</b>	<b>+6.0%</b>
12-Month Avg*	4.4	5.5	-20.0%

\* Months Supply for all properties from August 2015 through July 2016. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## July 2016

Even as sales activity slows due mostly to a lack of inventory, prices continue to rise in several submarkets and days on market continues to drop. For the 12-month period spanning August 2015 through July 2016, Closed Sales in the Greater Greenville region were up 5.7 percent overall. The price range with the largest gain in sales was the \$200,001 to \$300,000 range, where they increased 19.4 percent.

The overall Median Sales Price was up 4.2 percent to \$174,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.7 percent to \$180,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 48 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 94 days.

Market-wide, inventory levels were up 4.6 percent. The property type that gained the most inventory was the Condos segment, where it increased 19.4 percent. That amounts to 5.3 months supply for Single-Family homes and 5.1 months supply for Condos.

## Quick Facts

**+ 19.4%**

**+ 8.3%**

**+ 7.3%**

Price Range With the  
Strongest Sales:

**\$200,001 to \$300,000**

Bedroom Count With  
Strongest Sales:

**2 Bedrooms or Less**

Property Type With  
Strongest Sales:

**Condos**

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

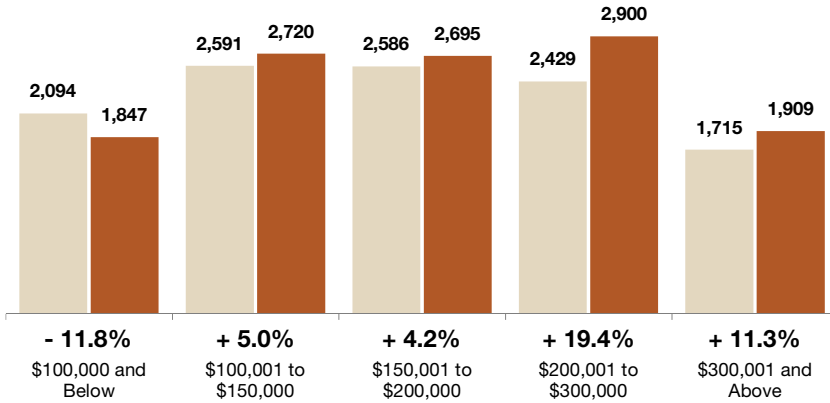
# Closed Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



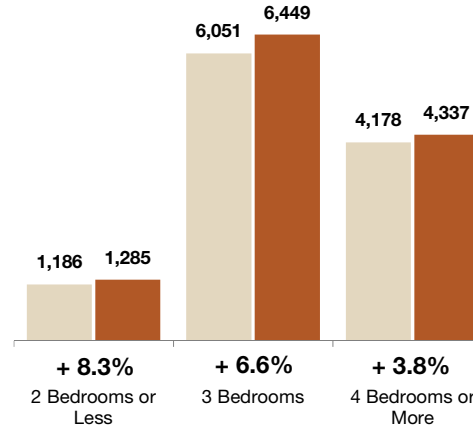
## By Price Range

7-2015 7-2016



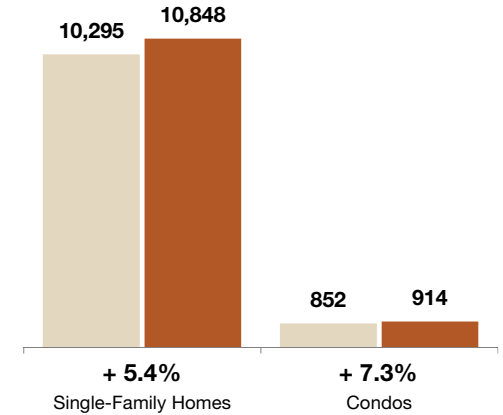
## By Bedroom Count

7-2015 7-2016



## By Property Type

7-2015 7-2016



## All Properties

### By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	2,094	1,847	- 11.8%
\$100,001 to \$150,000	2,591	2,720	+ 5.0%
\$150,001 to \$200,000	2,586	2,695	+ 4.2%
\$200,001 to \$300,000	2,429	2,900	+ 19.4%
\$300,001 and Above	1,715	1,909	+ 11.3%
<b>All Price Ranges</b>	<b>11,415</b>	<b>12,071</b>	<b>+ 5.7%</b>

## Single-Family Homes

	7-2015	7-2016	Change
2 Bedrooms or Less	1,624	1,383	- 14.8%
3 Bedrooms	2,298	2,368	+ 3.0%
4 Bedrooms or More	2,427	2,519	+ 3.8%
	2,305	2,742	+ 19.0%
	1,641	1,836	+ 11.9%
<b>All Single-Family Homes</b>	<b>10,295</b>	<b>10,848</b>	<b>+ 5.4%</b>

## Condos

	7-2015	7-2016	Change
2 Bedrooms or Less	228	200	- 12.3%
3 Bedrooms	274	317	+ 15.7%
4 Bedrooms or More	153	169	+ 10.5%
	124	155	+ 25.0%
	73	73	0.0%
<b>All Condos</b>	<b>852</b>	<b>914</b>	<b>+ 7.3%</b>

### By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	1,186	1,285	+ 8.3%
3 Bedrooms	6,051	6,449	+ 6.6%
4 Bedrooms or More	4,178	4,337	+ 3.8%
<b>All Bedroom Counts</b>	<b>11,415</b>	<b>12,071</b>	<b>+ 5.7%</b>

	7-2015	7-2016	Change
2 Bedrooms or Less	740	811	+ 9.6%
3 Bedrooms	5,483	5,817	+ 6.1%
4 Bedrooms or More	4,072	4,220	+ 3.6%
<b>All Single-Family Homes</b>	<b>10,295</b>	<b>10,848</b>	<b>+ 5.4%</b>

	7-2015	7-2016	Change
2 Bedrooms or Less	423	448	+ 5.9%
3 Bedrooms	394	413	+ 4.8%
4 Bedrooms or More	35	53	+ 51.4%
<b>All Condos</b>	<b>852</b>	<b>914</b>	<b>+ 7.3%</b>

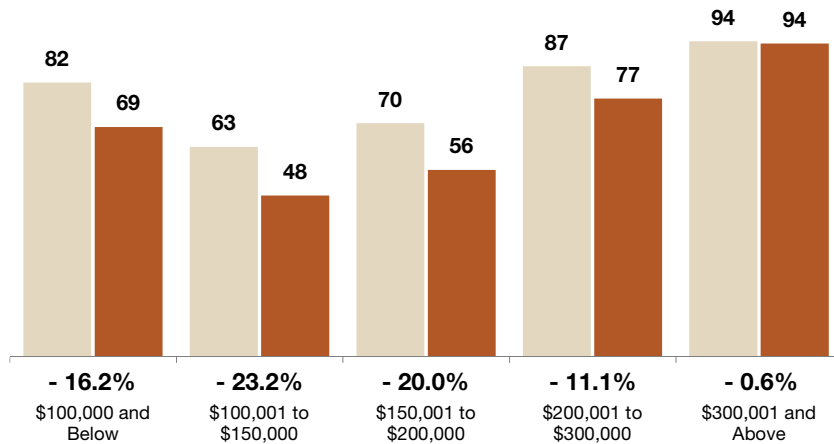
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**



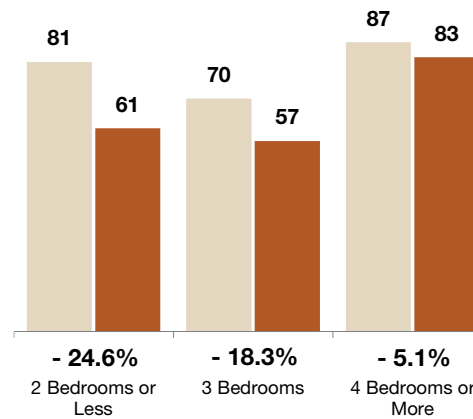
## By Price Range

■ 7-2015 ■ 7-2016



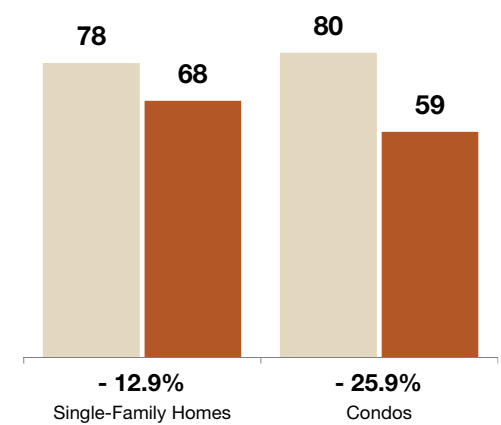
## By Bedroom Count

■ 7-2015 ■ 7-2016



## By Property Type

■ 7-2015 ■ 7-2016



## All Properties

### By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	82	69	- 16.2%
\$100,001 to \$150,000	63	48	- 23.2%
\$150,001 to \$200,000	70	56	- 20.0%
\$200,001 to \$300,000	87	77	- 11.1%
\$300,001 and Above	94	94	- 0.6%
<b>All Price Ranges</b>	<b>77</b>	<b>67</b>	<b>- 13.8%</b>

## Single-Family Homes

7-2015	7-2016	Change	7-2015	7-2016	Change
83	71	- 14.7%	91	64	- 29.4%
63	49	- 21.9%	60	39	- 35.6%
69	55	- 19.9%	89	69	- 22.5%
87	77	- 12.0%	81	85	+ 5.2%
94	95	+ 1.0%	102	66	- 35.8%
78	68	- 12.9%	80	59	- 25.9%

## Condos

7-2015	7-2016	Change	7-2015	7-2016	Change
83	71	- 14.7%	91	64	- 29.4%
63	49	- 21.9%	60	39	- 35.6%
69	55	- 19.9%	89	69	- 22.5%
87	77	- 12.0%	81	85	+ 5.2%
94	95	+ 1.0%	102	66	- 35.8%
78	68	- 12.9%	80	59	- 25.9%

### By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	81	61	- 24.6%
3 Bedrooms	70	57	- 18.3%
4 Bedrooms or More	87	83	- 5.1%
<b>All Bedroom Counts</b>	<b>77</b>	<b>67</b>	<b>- 13.8%</b>

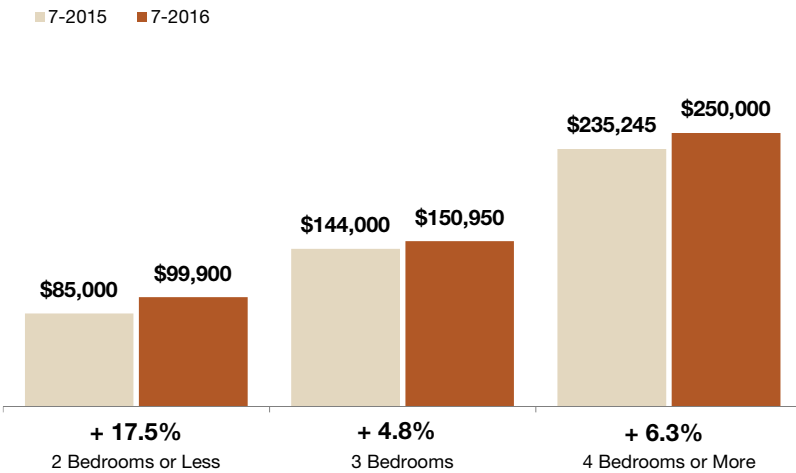
7-2015	7-2016	Change	7-2015	7-2016	Change
81	61	- 24.4%	79	59	- 25.5%
70	57	- 18.1%	76	58	- 23.8%
87	83	- 4.9%	134	73	- 45.9%
78	68	- 12.9%	80	59	- 25.9%

# Median Sales Price

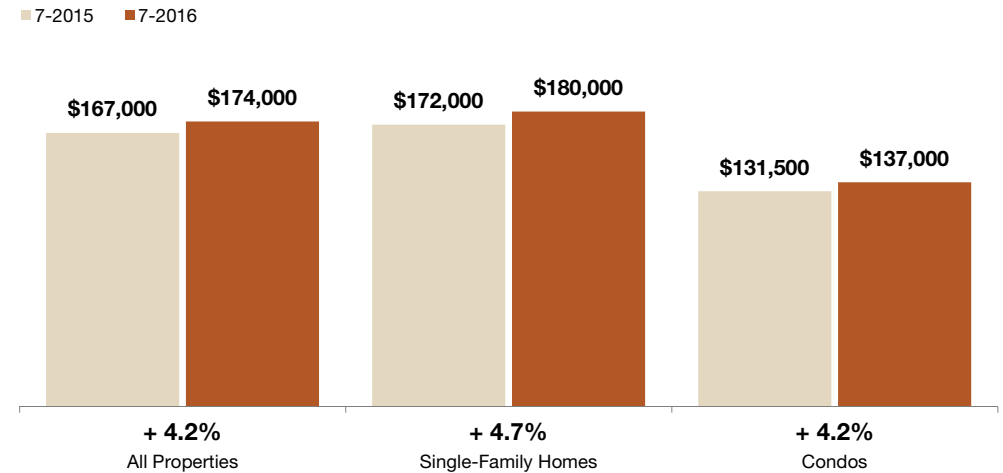
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	7-2015	7-2016	Change
2 Bedrooms or Less	\$85,000	\$99,900	+ 17.5%
3 Bedrooms	\$144,000	\$150,950	+ 4.8%
4 Bedrooms or More	\$235,245	\$250,000	+ 6.3%
<b>All Bedroom Counts</b>	<b>\$167,000</b>	<b>\$174,000</b>	<b>+ 4.2%</b>

### Single-Family Homes

7-2015	7-2016	Change
\$73,350	\$87,614	+ 19.4%
\$145,000	\$154,000	+ 6.2%
\$238,000	\$251,000	+ 5.5%
<b>\$172,000</b>	<b>\$180,000</b>	<b>+ 4.7%</b>

### Condos

7-2015	7-2016	Change
\$108,500	\$116,750	+ 7.6%
\$148,475	\$150,500	+ 1.4%
\$198,000	\$174,035	- 12.1%
<b>\$131,500</b>	<b>\$137,000</b>	<b>+ 4.2%</b>



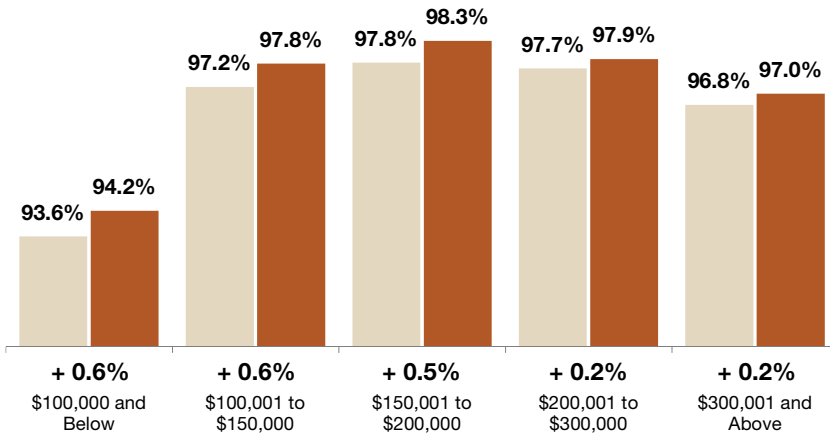
# Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



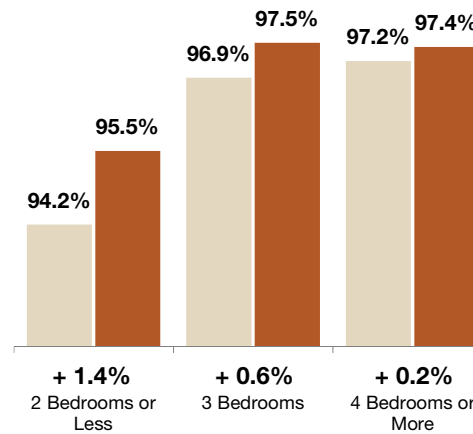
## By Price Range

■ 7-2015 ■ 7-2016



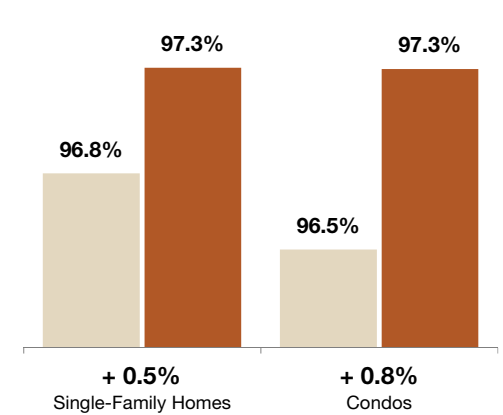
## By Bedroom Count

■ 7-2015 ■ 7-2016



## By Property Type

■ 7-2015 ■ 7-2016



## All Properties

### By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	93.6%	94.2%	+ 0.6%
\$100,001 to \$150,000	97.2%	97.8%	+ 0.6%
\$150,001 to \$200,000	97.8%	98.3%	+ 0.5%
\$200,001 to \$300,000	97.7%	97.9%	+ 0.2%
\$300,001 and Above	96.8%	97.0%	+ 0.2%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>97.3%</b>	<b>+ 0.6%</b>

## Single-Family Homes

	7-2015	7-2016	Change
\$100,000 and Below	93.7%	94.1%	+ 0.4%
\$100,001 to \$150,000	97.3%	97.9%	+ 0.6%
\$150,001 to \$200,000	97.8%	98.3%	+ 0.5%
\$200,001 to \$300,000	97.7%	97.9%	+ 0.2%
\$300,001 and Above	96.8%	97.0%	+ 0.2%
<b>All Price Ranges</b>	<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</b>

## Condos

	7-2015	7-2016	Change
\$100,000 and Below	95.0%	95.5%	+ 0.5%
\$100,001 to \$150,000	96.6%	97.5%	+ 0.9%
\$150,001 to \$200,000	97.6%	98.1%	+ 0.5%
\$200,001 to \$300,000	97.6%	97.8%	+ 0.2%
\$300,001 and Above	96.6%	99.3%	+ 2.8%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>97.3%</b>	<b>+ 0.8%</b>

### By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	94.2%	95.5%	+ 1.4%
3 Bedrooms	96.9%	97.5%	+ 0.6%
4 Bedrooms or More	97.2%	97.4%	+ 0.2%
<b>All Bedroom Counts</b>	<b>96.7%</b>	<b>97.3%</b>	<b>+ 0.6%</b>

	7-2015	7-2016	Change
2 Bedrooms or Less	93.4%	94.9%	+ 1.6%
3 Bedrooms	97.0%	97.6%	+ 0.6%
4 Bedrooms or More	97.2%	97.5%	+ 0.3%
<b>All Bedroom Counts</b>	<b>96.8%</b>	<b>97.3%</b>	<b>+ 0.5%</b>

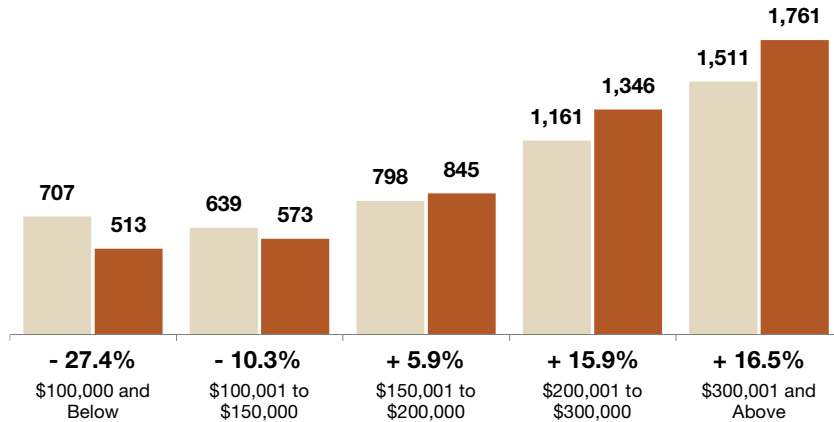
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



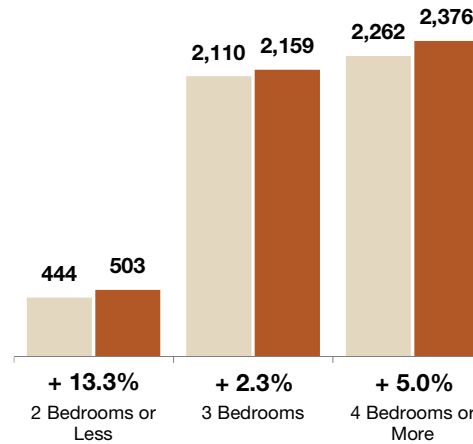
## By Price Range

■ 7-2015 ■ 7-2016



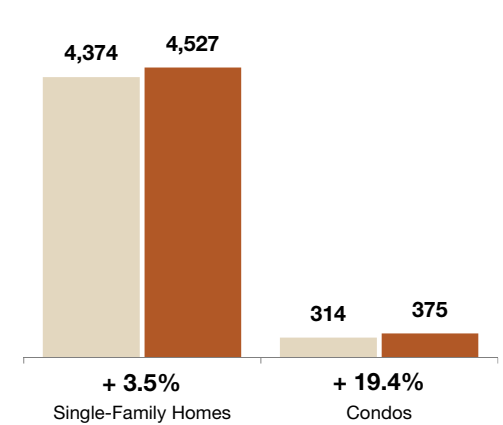
## By Bedroom Count

■ 7-2015 ■ 7-2016



## By Property Type

■ 7-2015 ■ 7-2016



## All Properties

### By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	707	513	- 27.4%
\$100,001 to \$150,000	639	573	- 10.3%
\$150,001 to \$200,000	798	845	+ 5.9%
\$200,001 to \$300,000	1,161	1,346	+ 15.9%
\$300,001 and Above	1,511	1,761	+ 16.5%
<b>All Price Ranges</b>	<b>4,816</b>	<b>5,038</b>	<b>+ 4.6%</b>

## Single-Family Homes

7-2015	7-2016	Change	7-2015	7-2016	Change
550	390	- 29.1%	69	35	- 49.3%
574	496	- 13.6%	49	58	+ 18.4%
727	747	+ 2.8%	58	78	+ 34.5%
1,098	1,295	+ 17.9%	57	49	- 14.0%
1,425	1,599	+ 12.2%	81	155	+ 91.4%
<b>4,374</b>	<b>4,527</b>	<b>+ 3.5%</b>	<b>314</b>	<b>375</b>	<b>+ 19.4%</b>

## Condos

7-2015	7-2016	Change	7-2015	7-2016	Change
550	390	- 29.1%	69	35	- 49.3%
574	496	- 13.6%	49	58	+ 18.4%
727	747	+ 2.8%	58	78	+ 34.5%
1,098	1,295	+ 17.9%	57	49	- 14.0%
1,425	1,599	+ 12.2%	81	155	+ 91.4%
<b>4,374</b>	<b>4,527</b>	<b>+ 3.5%</b>	<b>314</b>	<b>375</b>	<b>+ 19.4%</b>

### By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	444	503	+ 13.3%
3 Bedrooms	2,110	2,159	+ 2.3%
4 Bedrooms or More	2,262	2,376	+ 5.0%
<b>All Bedroom Counts</b>	<b>4,816</b>	<b>5,038</b>	<b>+ 4.6%</b>

7-2015	7-2016	Change	7-2015	7-2016	Change
286	319	+ 11.5%	135	156	+ 15.6%
1,873	1,891	+ 1.0%	157	186	+ 18.5%
2,215	2,317	+ 4.6%	22	33	+ 50.0%
<b>4,374</b>	<b>4,527</b>	<b>+ 3.5%</b>	<b>314</b>	<b>375</b>	<b>+ 19.4%</b>

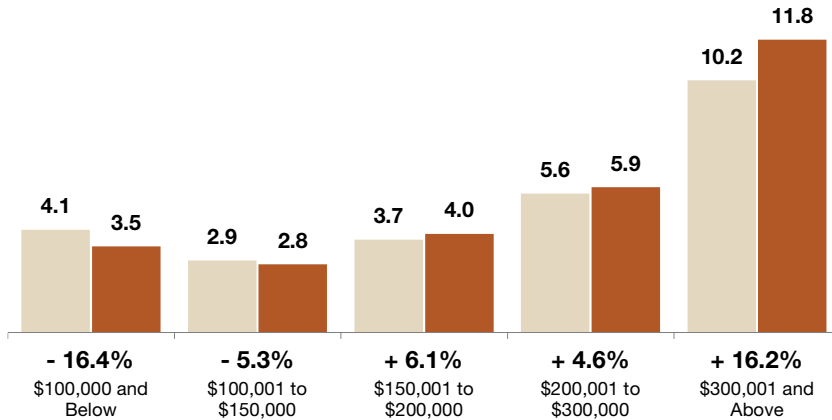
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



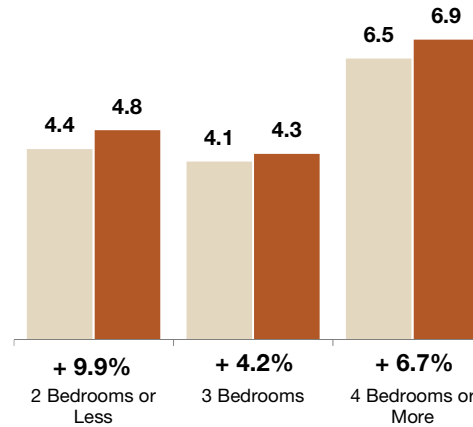
## By Price Range

■ 7-2015 ■ 7-2016



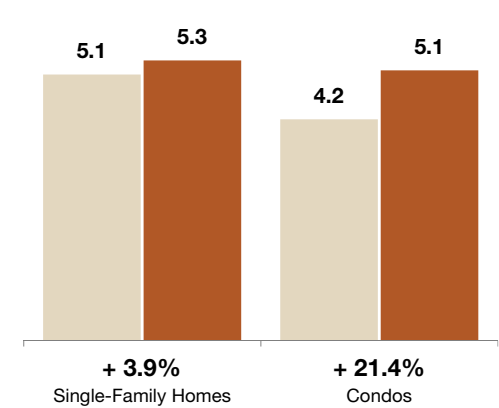
## By Bedroom Count

■ 7-2015 ■ 7-2016



## By Property Type

■ 7-2015 ■ 7-2016



## All Properties

### By Price Range

	7-2015	7-2016	Change
\$100,000 and Below	4.1	3.5	- 16.4%
\$100,001 to \$150,000	2.9	2.8	- 5.3%
\$150,001 to \$200,000	3.7	4.0	+ 6.1%
\$200,001 to \$300,000	5.6	5.9	+ 4.6%
\$300,001 and Above	10.2	11.8	+ 16.2%
<b>All Price Ranges</b>	<b>5.0</b>	<b>5.3</b>	<b>+ 6.0%</b>

## Single-Family Homes

	7-2015	7-2016	Change
\$100,000 and Below	4.2	3.5	- 14.7%
\$100,001 to \$150,000	3.0	2.7	- 7.5%
\$150,001 to \$200,000	3.6	3.8	+ 4.0%
\$200,001 to \$300,000	5.6	5.9	+ 6.3%
\$300,001 and Above	10.2	11.3	+ 10.5%
<b>All Price Ranges</b>	<b>5.1</b>	<b>5.3</b>	<b>+ 3.9%</b>

## Condos

	7-2015	7-2016	Change
\$100,000 and Below	3.7	2.2	- 39.8%
\$100,001 to \$150,000	2.1	2.4	+ 17.1%
\$150,001 to \$200,000	4.6	5.5	+ 18.0%
\$200,001 to \$300,000	5.2	4.1	- 20.1%
\$300,001 and Above	9.1	21.1	+ 132.7%
<b>All Price Ranges</b>	<b>4.2</b>	<b>5.1</b>	<b>+ 21.4%</b>

### By Bedroom Count

	7-2015	7-2016	Change
2 Bedrooms or Less	4.4	4.8	+ 9.9%
3 Bedrooms	4.1	4.3	+ 4.2%
4 Bedrooms or More	6.5	6.9	+ 6.7%
<b>All Bedroom Counts</b>	<b>5.0</b>	<b>5.3</b>	<b>+ 6.0%</b>

	7-2015	7-2016	Change
2 Bedrooms or Less	4.6	4.8	+ 4.8%
3 Bedrooms	4.1	4.2	+ 3.6%
4 Bedrooms or More	6.5	7.0	+ 6.6%
<b>All Bedroom Counts</b>	<b>5.1</b>	<b>5.3</b>	<b>+ 3.9%</b>